

August 4, 2026

To: Members of the Housing & Growth Committee

From: Sheryl M.M. Long, City Manager

202602484

Subject: Emergency Ordinance – Authorizing the Lease of Bardes Alley

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City Manager to execute a Lease with Cincinnati Center City Development Corporation, an Ohio not for profit corporation, pursuant to which the City will lease for a term of five years, the right-of-way known as Bardes Alley in the Over-the-Rhine neighborhood of Cincinnati.

I. LEGISLATIVE SUMMARY

Approving and authorizing a Lease Agreement between the City of Cincinnati and 3CDC for a portion of public right-of-way known as Bardes Alley between Republic Street and Vine Street in Over-the-Rhine to support a mixed-use development project known as Findlay Flats – 1800 Block. 3CDC has requested this lease to provide secure access for residents of Findlay Flats – 1800 Block.

This ordinance also authorizes the below fair market value sale of various permanent easement rights to 3CDC that will support the Findlay Flats – 1800 Block project.

The lease of Bardes Alley and the sale of these easements were approved by the Cincinnati City Planning Commission at their meeting on December 20, 2024.

The Administration recommends approval of this Emergency Ordinance.

Key Information:

- **Term:** 5 years
- **Annual Fair Market Rent:** \$725
- **Annual Rent:** \$1.00
- **Utilities, Real Estate Taxes, Other Expenses:** 3CDC shall be responsible for these expenses for the duration of the lease term
- **Renewal Options:** None

Impact Statement

HOUSING: The lease of Bardes Alley directly supports the Findlay Flats – 1800 Block project. The additional housing units Findlay Flats – 1800 Block will provide will go toward helping to alleviate Cincinnati's strained housing market, which is currently experiencing increasing affordability issues due to lack of supply. The project is an opportunity to create new housing units that are not only quality, but affordable. It also aligns with *Plan*

Cincinnati goals: “Sustain: Preserve our natural and built environment” and “Compete: Foster a climate conducive to growth, investment, stability, and opportunity.”

II. SITE INFORMATION

Address	Bardes Alley between Republic Street and Vine Street
Neighborhood	Over-the-Rhine

Property Map	Property Picture (if applicable)
	

III. DEVELOPER INFORMATION

Developer(s)	3CDC
Previous Projects/Experience:	The Annie, August Flats, Willkommen, Findlay Community Center, Crossroad Community Health Center

cc: Brandon Rudd, *Deputy Director*, Office of Strategic Growth